

BUILDING PERMIT SCHEDULE OF INSPECTIONS
FOR COCONINO COUNTY

The approved set of plans shall be available on the job site at all times for the inspector or there will be no inspection. The work shall be inspected according to the approved plans.

1. **Footings** - approved before ordering concrete
 - a. Setbacks - property lines shall be marked
 - b. Trenches - Clean, below frost line, step footings as needed, forms installed as needed, soil bearing compaction, rigid sleeves for piping
 - c. Reinforcement - Horizontal installed in place, rebar chairs installed, verticals with bends, tied, proper laps, cold bends, correct spacing, and verticals located at special bearing points
 - d. Locations of buildings for fire resistive construction
 - e. Check building site for fills and retaining situations
 - f. Ufer - Electrical ground
 - g. Footings - Perimeter, interior piers, exterior piers, fireplace (masonry), retaining wall, mono pour turndowns, etc.
 - h. Concrete Placement - mix, cold weather protection
2. **Stem, Foundation Wall, Piers and Masonry** - approved before ordering grout
 - a. Block - Erected complete, mortar and Masonry Joints
 - b. Poured Walls - Forms installed and complete
 - c. Reinforcement - Vertical, horizontal bond beams, proper laps, tied, correct spacing, verticals at bearing points
 - d. Anchors and Straps
 - e. Crawl Access and Venting
 - f. Under Floor - Joist and girder clearance, debris cleared, foundations backfilled both sides
 - g. Girder Pockets - Bearing plates, straps, ½" air space
 - h. Basement Walls and Above Ground Masonry - Waterproofing, drain tile, emergency exits and masonry openings, lintels, cleanouts, reinforcements, masonry walls and columns
 - i. Fireplace - Reinforcement, clearances, chimney
 - j. Retaining Walls - According to plans and engineering
 - k. Grout Placement – Grout lifts not to exceed 6 feet
 - l. Masonry planters
 - m. Rural lots to meet private road standards
3. **Under Slab** - approved before ordering concrete
 - a. Water Piping - Sleeved through slab, no splices copper piping sleeved (Contact with cinders)
 - b. Drain waste and vent piping - air pressure test or 10' water head test required, 2nd floor drain
 - c. Compaction – Under slab electrical, interior bearing footings, under slab ducts, correct fill mechanically compacted, slab and footing reinforcement, rigid sleeves for piping through footings. Compacted fill may require engineered design and soils tests.

OR

Floor Framing - approved before floor sheathing

- a. Correct Sill Plate
- b. Floor Joist Spans - size and spacing, blocking, nailing, and framing methods
- c. Girder Size and Span
- d. Straps and Anchors
- e. Load bearing members
- f. Property head-offs of joists - for plumbing and heating, stairwells and other floor openings
- g. Under floor space clean of debris and foundation backfilled both sides
- h. Log homes – Base log, log spiking requirements

Floor framing inspections will be required when the complexity of the framing warrants. Check with Building Inspector.

4. **Framing and Roof Sheathing** - House Built According to Approved Plans - Size, Room Dimensions, Ceiling Heights, Passageways, etc.

- a. Wall Framing - Stud size and spacing, plates, headers, sheathing and bracing
- b. Second Floor Framing - Joist spans, size and spacing, blocking, beams, head outs and chases
- c. Fire Blocking - Soffits, stairs, walls 10' plus, roofs at vertical walls, chimney chase
- d. Roof Framing - Blocking, eaves, venting, bracing, ridge beams, fascia and drip edge
- e. Floor Sheathing – Approved flooring, panel rating and nailing, tongue and groove
- f. Roof Sheathing – Panel rating, nailing, ply clips or blocking
- g. Ice dam eave protection – Materials on site, roofing materials verified for “Class B” minimum
- h. Notch and drilled holes – studs, joists, rafters and beams
- i. Stair Framing - Rise, run, headroom and width
- j. Emergency Exit Windows - Rough opening
- k. Safety Glass – Locations identified
- l. Attic Access
- m. Framing Anchors and Wall Bracing – let in braces or sheathing for exterior and interior walls
- n. 2 x 6 Plumbing Walls - other vent chases framed to roof
- o. Fire Wall and Fire Ceiling Framing
- p. Drywall Backing
- q. Wood to earth separation
- r. Flashing - vents thru roof, saddles and crickets built, wall to roof connections
- s. Check building height for multi story buildings - 35' maximum

5. **Pre Drywall and Rough Inspection** - House Built According to Approved Plans - Approved before dry wall covering

Building

- a. Framing complete – See # 4 - Framing and Roof Sheathing
- b. Emergency exit - windows installed
- c. Vapor barrier
- d. Exterior wall siding - proper stud spacing and nailing
- e. Roof covering installed - eave protection for severe climate verified, flashing complete, vent terminations complete

- f. Safety glass locations – windows installed
- g. Under floor inspection - trades workmanship
- h. Identify framing in garage for fire wall/ceiling
- i. Insulation, installation, location and type

Rough Plumbing

- a. Water piping material and installation - air pressure test
- b. Drain waste and vent material and installation - air pressure test or 10' water head test
- c. Nail Plate Piping Protection
- d. Vent Terminations - Enclosed to roof/Pressure relief valve piped outside
- e. Gas Piping Material and Installation - Air pressure test, interior piping and yard line, coated pipe underground locations, two stale systems, shut-off, union, tracer wire for plastic pipe
- f. Sewer connection - yard line, trench, shading, cleanouts
- g. Water service - yard line material, trench, shading, back flow preventer shut-off

Rough Electrical

- a. Electric Installation - Approved material and wire method according to approved plans
- b. Small appliance circuits – kitchen, dining and pantry
- c. Bathroom receptacle circuits
- d. Laundry circuits
- e. G.F.C.I. proper locations
- f. Arc-fault circuits for bedrooms
- g. Smoke Detectors proper locations
- h. Nail Plate Wiring Protection
- i. Boxes - device ready
- j. Water bond and gas bond installed
- k. Electric service - green tag

Rough Mechanical

- a. Appliance enclosure clearances
- b. Appliances vented to the outside
- c. Combustion air openings
- d. Duct installation
- e. Equipment locations according to approved plans, proper clearances and manufacturer's listings

6. **Drywall Nailing – Approved before tape and texture**

- a. Correct nails and spacing
- b. Fire resistive walls and ceilings
- c. Green board tile backing

7. **Miscellaneous Inspections**

- a. Pre-Stucco for lath installation, nailing
- b. Brick Veneer - mortar, ties, air space, backing

- c. Masonry planter
- d. Special Inspections
- e. Temporary electric service – construction purposes
- f. Foundation waterproofing and drain tile
- g. Irrigation systems

8. **Final**

Building

- a. Exterior siding, trim, and wood decks sealed and finished
- b. Balconies, decks and stairs – Exterior and interior guardrails, handrails
- c. Exit landings, decks, steps to grade
- d. Yard finished for drainage
- e. Fire wall and door for attached garage and accessories
- f. Interior trim sealed and finished
- g. Drywall textured and painted
- h. Cabinets installed
- i. Safety glass installed
- j. Under floor and attic space for trade's workmanship.
- k. Elevation certificate for homes in flood plain

Plumbing

- a. Fixtures installed - piping connected, low flush toilets required
- b. Water heater pressure relief valve to outside functioning, expansion tank
- c. Vents properly terminated
- d. Septic systems approved by Health Department and operating
- e. Alternate water system operating

Electrical

- a. Electrical devices installed and trimmed out
- b. Polarity of receptacles
- c. Electric service and sub panels finished and circuits identified
- d. GFCI outlets installed and operating
- e. Arc-fault circuits installed and operating
- f. Smoke detectors installed and operating

Mechanical

- a. Appliances installed - manufacturers specifications
- b. Vents properly terminated
- c. Ducts and air supply trimmed out
- d. Combustion air ducts and screen complete
- e. Woodstove installation - combustibles protected

Exterior Site

- a. All slash (from site clearing) and scrap building materials shall be removed
- b. All drainage swales complete
- c. No surface water or roof water shall adversely affect adjacent properties
- d. Driveway culvert installed and approved by Public Works

If you have any questions please call
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